



**Petition Number:** 1409-DP-28 & 1409-SIT-13

**Subject Site Address:** Northeast corner of Spring Mill Road and 161<sup>st</sup> Street

**Petitioner:** Ryan Rediger, EMh&T on behalf of Kroger Limited Partnership

**Request:** Petitioner requests Development Plan and Site Plan review for a new fuel station and redevelopment of existing fuel station on 2.272+/- acres within the Spring Mill Station NE Quadrant PUD.

**Current Zoning:** Spring Mill Station NE Quadrant PUD

**Current Land Use:** Vacant/Existing Fuel Center

**Approximate Acreage:** 2.272 acres

**Zoning History:** 1405-PUD-06 Rezoning to Spring Mill Station NE Quadrant PUD

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. Elevations
5. Landscape Plan
6. Spring Mill Station NE Quadrant PUD

**Staff Reviewer:** Ryan Clark, AICP

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#### **Procedural**

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.

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#### **Project Overview**

The proposal is for the development of a fueling station and demolition/redevelopment of an existing fueling station. The subject property is approximately 2.272 acres in size and is located at 16201 Spring Mill Road and 150 W. 161<sup>st</sup> St (the "Property"). The Property has frontage on Spring Mill Road and 161<sup>st</sup> Street.

The Property is zoned Spring Mill Station NE Quadrant PUD (the "PUD") District and currently consists of a vacant residential house at 16201 Spring Mill Road and a fueling station at 150 W 161<sup>st</sup> St.

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## Project Description

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### 1) Fuel Center Expansion:

Proposal to move the existing fuel center facility at the intersection of 161<sup>st</sup> Street and Spring Mill Road directly north to an existing vacant lot. The proposed new fueling center would include a 161 foot fueling canopy located along Spring Mill Road and a 1034 square foot convenience store ("the fueling center") building. Both the canopy and Fueling Center were designed to be architecturally compatible with the objectives of the Spring Mill Station Plan. The proposal also includes railroad themed bike stops along the multi-use trail along Spring Mill Road.

### 2) Fuel Center Redevelopment:

The existing fuel center is proposed to be redeveloped by demolishing the existing fuel center and replacing with twenty (20) additional parking spots and a new park amenity space at the intersection. The new park will include a brick paver pedestrian crossing from the existing Starbucks facility to a circular brick paver plaza area. The plaza area will include built-in seating on the walls along the exterior of the plaza and a connection to the existing pedestrian trail along Spring Mill Road.

## Update Since the Public Hearing on September 15:

The development plan has been modified since the public hearing to include the addition of a passing blister on Spring Mill Road as well realigning the proposed multi path to the existing trail network. The lighting plan and landscaping plan have been revised and are fully compliant. A parking space was eliminated off the right-in only entrance on the south side of the proposed fuel station due to the proximity of the entrance. All other issues were deemed satisfactory by Public Works.

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## DEVELOPMENT PLAN REVIEW COMMENTS

### Spring Mill Station NE Quadrant (1405-PUD-06) – underlying General Business (GB) zoning

#### 1) Conceptual Plan

- a. The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
  - i. Comment: Compliant

#### 2) Permitted Uses



- a. Area A.2 shall be gasoline service station
  - i. Comment: Compliant
- 3) Setbacks
  - a. "Area A.1"
    - 1. Comment: N/A
  - b. "Area A.2"
    - i. Front Yard along Spring Mill shall be at least fifty (50) feet.
      - 1. Comment: Compliant
    - ii. Side Yard that abuts residential to the north shall be at least fifty-five (55) feet.
      - 1. Comment: Compliant
- 4) Parking
  - a. The parking and loading standards of the Zoning Ordinance (WC § 16.04.120) shall apply.
    - i. Comment: Compliant
- 5) Landscaping and Screening
  - a. The District's landscaping and screening shall comply with the Zoning Ordinance (WC § 16.06), except as otherwise provided below.
  - b. Area A.2
    - i. The north buffer yard shall be at least twenty-eight (28) feet wide on the property. A twenty-seven (27) feet wide easement on the Townhomes at Countryside Condominiums property shall be utilized to provide a total of a fifty-five (55) feet wide buffering area.
      - 1. Comment: Compliant
    - ii. A visual barrier shall be provided between the District and Townhomes at Countryside Condominiums to the north. The visual buffer shall consist of an earthen berm and plantings. The plantings shall include coniferous trees for year round screening and deciduous trees for visual interest. The coniferous trees at the time of planting shall be at least eight (8) feet tall. The earthen berm shall be at least eight (8) feet tall. The species of the coniferous trees shall be a "Green Giant" Arborvitae, or similar species, which is known for its vigorous growth rates of 2-3' per year after established. Such plantings and berm shall be installed in substantial compliance with Exhibit C, attached and incorporated herein. The screening plant material shall consist of at least forty-five (45) evergreen trees planted in a double staggered row ten (10) feet on center and off set six (6) feet.
      - 1. Comment: Compliant
    - iii. The west buffer yard shall be at least twenty (20) feet wide and planted in substantial compliance with Exhibit C.
      - 1. See above for compliance with Exhibit C.
- 6) Sign Standards



- a. N/A; reviewed under separate submittal.

7) Lighting Standards

- a. The District's lighting shall comply with the Zoning Ordinance (WC § 16.07.010).
  - i. All light fixtures shall be shielded and direct light downward towards the earth's surface
  - ii. Light should minimize glare
  - iii. Direct light from adjacent property owners
  - iv. Light poles shall not exceed 25'
  - v. Light meter readings shall not exceed:
  - vi. (0.5) foot candles at single family residential property and (1.0) foot candle at all other nonresidential property lines.
  - vii. Lighting under awnings shall only illuminate a building front, sign, or sidewalk, but shall not illuminate awning itself.

- 1. Comment: Compliant

8) Architectural and Streetscape Design Standards

- a. The procedures and regulations of **WC § 16.04.165** Development Plan Review applicable to the Underlying Zoning District shall apply. The Real Estate shall be developed in substantial compliance with Exhibit B, attached hereto, and incorporated herein, which illustrates the following: architectural quality, building materials, and site design.
  - i. Compliance with Exhibit B: Comment: Compliant
- b. Site Access and Site Circulation:
  - i. Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
  - ii. Comment: Petitioner is working with Westfield Public Works Department (WPWD) to ensure compliance.
- c. Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
  - i. **Comment:** Compliant
- d. Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
  - i. Comment: Compliant
- e. Landscaping

- i. Trash and Loading facilities shall be screened from residential uses and public roads.
  - 1. Comment: Compliant
- ii. Heating and cooling facilities shall be completely screened
  - 1. Comment: Compliant
- iii. Softening of Walls and Fences
  - 1. Comment: Compliant
- iv. On Site Landscaping requirements
  - 1. Shade Trees (10 per acre)= 16 required
    - a. Comment: Compliant
  - 2. Ornamental or Evergreen Trees (10 per acre)= 16 required
    - a. Comment: Compliant
  - 3. Shrubs= (25 per acre) = 40 required
    - a. Comment: Compliant
- v. Road Frontage Requirements
  - 1. See above
- vi. Buffer Yards
  - 1. See above
  - 2. East and south buffer not required
- vii. Parking Area landscaping
  - 1. 15 parking spots shown; 5% of vehicular area required to be landscaped
    - a. Comment: Compliant
- viii. Perimeter Parking Lot Landscaping
  - 1. Provide parking lot landscaping along parking area on south and east parking area. (add three shrubs between parking space and road)
    - a. **Comment:** Compliant
- f. Building Orientation
  - i. Each building façade visible from a public street or oriented to an adjoining Residential district shall be a finished façade
  - ii. No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
  - iii. No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
  - iv. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
    - 1. Comment: Compliant
- g. Building materials



- i. Buildings shall be used the exterior building material specified below on each façade visible from a public street or adjoining residential district:
  1. All brick
  2. Two (2) or more building materials, provided however that the primary building material be EIFS or brick and constitute sixty (60) percent of each façade visible from a public street or residential district. (shall be supplemented with multiple colors, textures, or arch. elements)
    - a. Comment: Compliant

- 1) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as the Spring Mill Station Planning Area. This plan is consistent with recommendations of the Comprehensive Plan.

- 2) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: Compliant

- 3) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: Compliant

- 4) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: Compliant

- 5) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Compliant

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#### **Staff Comments:**

- The submitted plans for 1409-DP-28 and 1409-SIT-13 are compliant with all applicable ordinances and staff recommends approval of the plans as presented.
- If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 317.674.6599 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov).